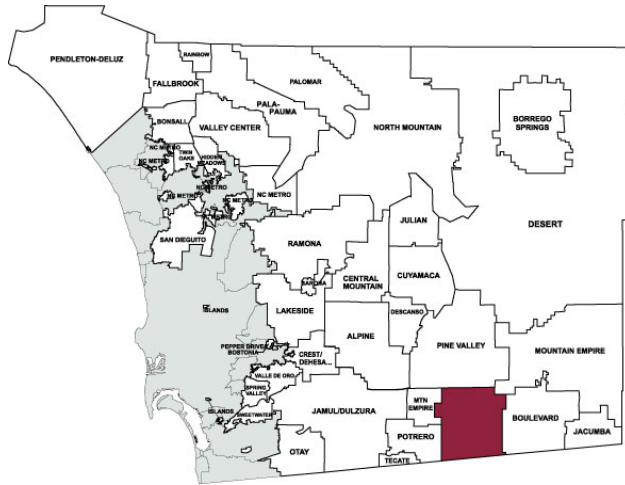


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

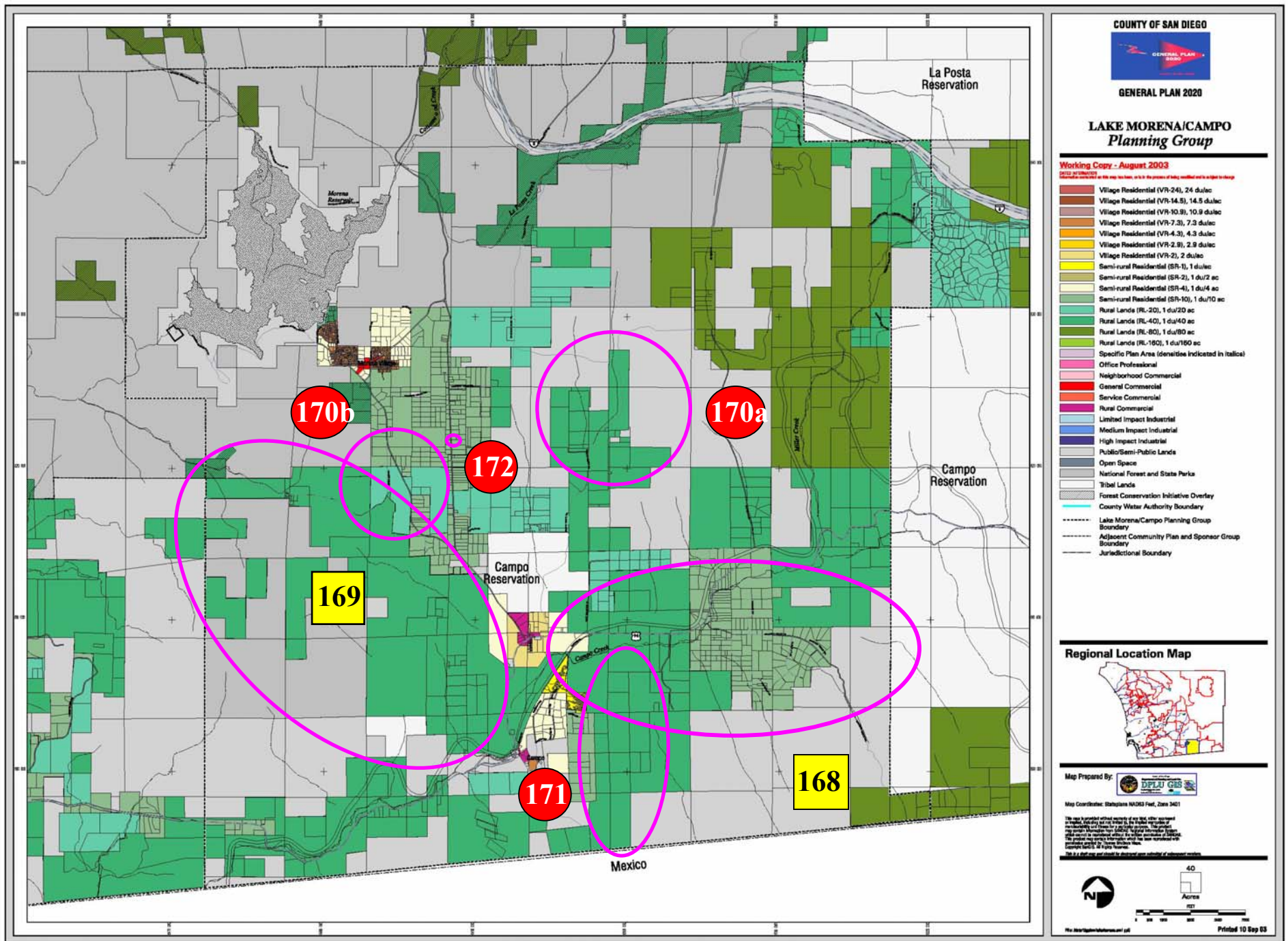
LAKE MORENA/CAMPO



Lake Morena/Campo had five residential properties referred for further staff evaluation, with one referral area revised by the applicant. Upon completion of additional review, staff has determined that:

- 2 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

All of referrals are located outside the CWA boundary and are groundwater dependent. For two of these referrals a compromise was recommended that would locate Village and Semi-Rural densities within a proposed village core of Cameron Corners and reserve the remainder of the referral area at Rural Lands densities. The existing village of Campo is currently becoming a State Park, and to accommodate relocating the existing settlement the Planning Group recommends allocating a new development pattern to the Cameron Corners village area. The remaining three referrals were assigned Semi-Rural or Rural Lands densities that recognize their surrounding context, reflect the availability of infrastructure and services, and create a model for community development that avoids isolated pockets of development.



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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
168	<p><i>Audrey Kemp</i></p> <p>Kemp Ranch, located along Hwy 94. 40-acre portion is adjacent to village of Cameron Corners.</p> <ul style="list-style-type: none"> • 1,140 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres (Plans to re-evaluate after Town Center planning workshops)</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Higher density within Village Core at Cameron Corners (to be determined during Town Center planning workshop)</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – density should be consistent with Rural Village framework concept and transition of density reduction away from village core • <i>Obtain a broad consensus</i> – consistent with planning group recommendation and workshop provides a vehicle for community input
169	<p><i>Doug Paul</i></p> <p>Star Ranch, west of Hwy 94 and Cameron Corners.</p> <ul style="list-style-type: none"> • 2,000 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Commercial, Semi-Rural: 1 du/acre and Semi-Rural: 1 du/4 acres (core) Rural Lands: 1 du/40 acres (west of core)</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres (Yield of 480 units)</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Higher density within Village Core at Cameron Corners (to be determined during Town Center planning workshop)</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – density should be consistent with Rural Village framework concept and transition of density reduction away from village core • <i>Obtain a broad consensus</i> – consistent with planning group recommendation and workshop provides a vehicle for community input

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
170a	<p><i>Brian Mooney</i></p> <p>Father Joe's Children's Village located east of Cameron Corners.</p> <ul style="list-style-type: none"> • 420 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands and surrounded by public lands • <i>Develop a legally defensible general plan</i> – recognizes established context of 40-acre parcels • <i>Assign densities based on characteristics of the land</i> – Rural Lands density assigned due to potential environmental constraints • <i>Locate growth near infrastructure, services, and jobs</i> – area is groundwater dependent, lacks adequate vehicular access, and is located away from existing settlements
170b	<p><i>Brian Mooney</i></p> <p>Flying A Ranch east of Lake Morena Road between Lake Morena and Cameron Corners.</p> <ul style="list-style-type: none"> • 112 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area between established villages that are categorized as Rural Lands • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context, including parcelization and land uses · Potential environmental impacts are similar to adjacent parcels assigned higher density

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
171	<p><i>Arnold Veldkamp (represented by Superior Ready Mix)</i></p> <p>Located east of Cameron Corners near the Mexican border.</p> <ul style="list-style-type: none"> • 675 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Slopes greater than 25% on majority of the parcel ▪ Environmental constraints include coastal sage scrub • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands

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